

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		PINE AVE, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	JOHNSON MARY T ETAL / TRS		
Owner 2:	HUNT ARLINGTON IRREVOCABLE TR		
Owner 3:			
Street 1:	8 CURVE STREET		
Street 2:			
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry:	
Postal:	02420	Own Occ:	N
		Type:	

PREVIOUS OWNER

Owner 1:	HUNT JOSEPH J & ANN R -		
Owner 2:	-		
Street 1:	8 CURVE STREET		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	
Postal:	02420		

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1962, having primarily Wood Shingle Exterior and 2508 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6130		Sq. Ft.	Site		0	70.	0.99	5									422,732						422,700	
Total AC/HA: 0.14073			Total SF/SM: 6130		Parcel LUC: 105		Three Fam.		Prime NB Desc		ARLINGTON								Total: 422,732		Spl Credit		Total: 422,700				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	6130.000	438,900		422,700	861,600		56824
							GIS Ref
							GIS Ref
Total Card	0.141	438,900		422,700	861,600	Entered Lot Size	
Total Parcel	0.141	438,900		422,700	861,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		343.54	/Parcel: 343.54	Land Unit Type:	Insp Date
							12/08/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	105	FV	438,900	0	6,130.	422,700	861,600		Year end	12/23/2021	PRINT	
2021	105	FV	420,000	0	6,130.	422,700	842,700		Year End Roll	12/10/2020	Date	Time
2020	105	FV	420,000	0	6,130.	422,700	842,700	842,700	Year End Roll	12/18/2019	12/30/21	05:16:43
2019	105	FV	332,100	0	6,130.	428,800	760,900	760,900	Year End Roll	1/3/2019	LAST REV	
2018	105	FV	332,100	0	6,130.	320,100	652,200	652,200	Year End Roll	12/20/2017	Date	Time
2017	105	FV	312,800	0	6,130.	289,900	602,700	602,700	Year End Roll	1/3/2017	09/17/19	14:41:49
2016	105	FV	312,800	0	6,130.	277,800	590,600	590,600	Year End	1/4/2016	iorourke	
2015	105	FV	283,000	0	6,130.	235,500	518,500	518,500	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2014	Info Fm Prmt	EMK	Ellen K
12/8/2008	Meas/Inspect	336	PATRIOT
4/4/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	163	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	56824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

